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Office space

📍 Sema Parc OB403A, Semanatoarea, Bucharest

3,426 EUR +VAT / month

Web Reference
#143314



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Description

Sema Parc - OB403A Building, 2nd Floor, 403 sqm

Prime location with metro access and full amenities

Modern office space in a well-established business park

Located on the 2nd floor of the OB403A Building, within the Sema Parc complex, this 403 sqm office space is a perfect choice for companies looking for a modern, bright, and flexible workspace in one of Bucharest's most established business hubs.

The office benefits from abundant natural light, modern finishes, and high-quality technical infrastructure, creating a professional and comfortable environment suitable for both administrative and operational activities.

Main features

- Total area: 403 sqm
- Floor: 2
- Class B office building
- Bright and customizable space adaptable to business needs
- Raised flooring and suspended ceiling with LED lighting
- Individual HVAC system with zoned temperature control
- 24/7 secure access and modern elevators

- Building Management System (BMS) for optimized energy use
- Surface parking available
- Access to on-site amenities: restaurants, cafés, banks, green areas, and relaxation zones

Location and connectivity

The OB403A Building is part of Sema Parc, located in the Splaiul Independenței – Grozăvești area, offering excellent connectivity to all major business districts:

- Petrache Poenaru metro station – only 3 minutes walking distance
- Direct access to Splaiul Independenței, Iuliu Maniu Blvd., and Basarab Bridge
- Quick connections to Victoriei Square, Floreasca, Pipera, and downtown Bucharest
- Multiple public transport options: metro, tram, bus
- Close to restaurants, cafés, gyms, and business services

Advantages

- Prime location in a well-known business park
- Modern and flexible office layout for growing teams
- Competitive operating costs and professional management
- Excellent metro access and full business infrastructure
- Secure and professional working environment

The 403 sqm office space on the 2nd floor of OB403A – Sema Parc offers the perfect balance of functionality, visibility, and convenience for companies expanding their operations in Bucharest's western business corridor.

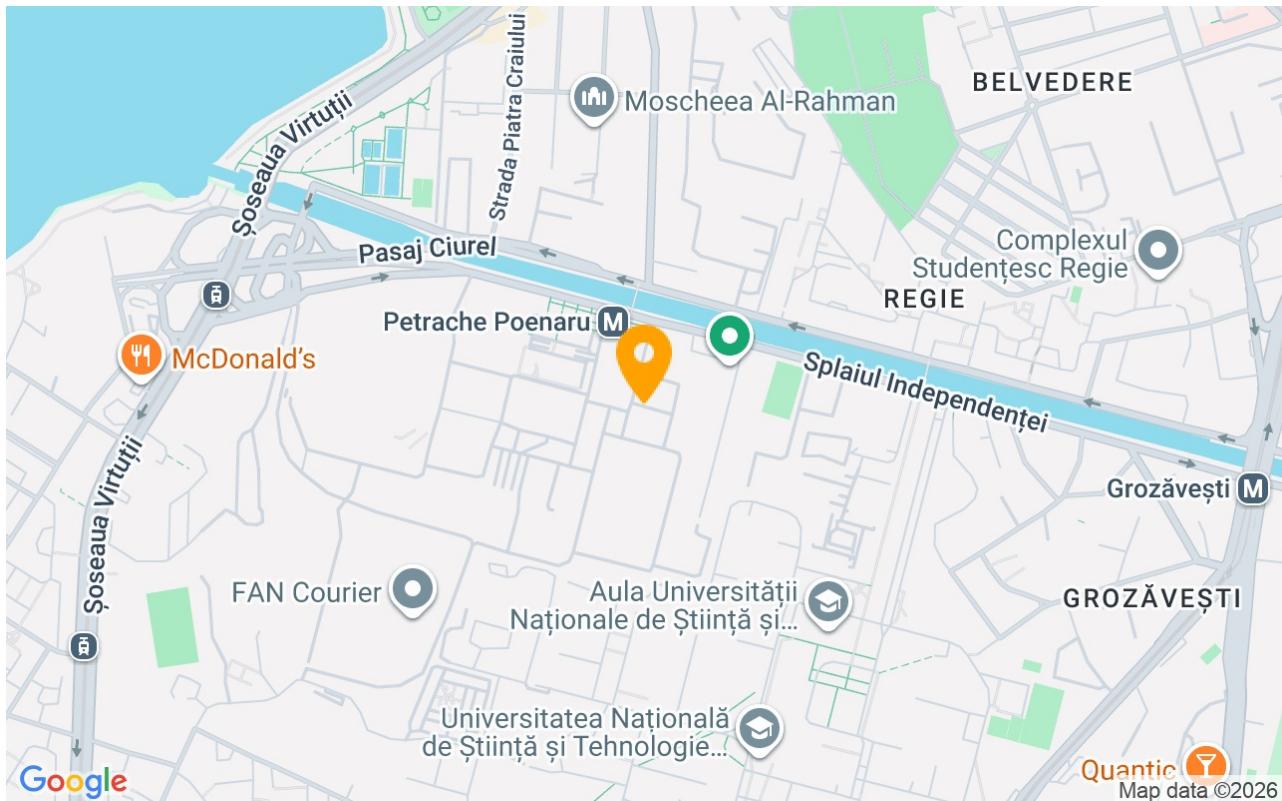
Property details

Constructed surface	403m ²
Building type	Block
Year built	2003
Year renovated	2016
State	Finished
Common service charges	806.00 EUR

Amenities

-  Not furnished
-  Building heating
-  Suitable for office
-  Air conditioning

Location



Photos



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